RENTAL MARKET REPORT

Hamilton and Brantford CMAs

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The apartment vacancy rate fell to 3.2 per cent and 2.4 per cent in Hamilton and Brantford, respectively in October 2008 as compared to a year ago. Rents were up 1.3 per cent in Hamilton and 2.7 per cent in Brantford.
- More would-be buyers postponed their purchases and stayed in the rental market, exerting downward pressure on the vacancy rates.
- In 2009, the vacancy rate is expected to edge lower to 3.0 per cent and 2.2 per cent in Hamilton and Brantford, respectively.

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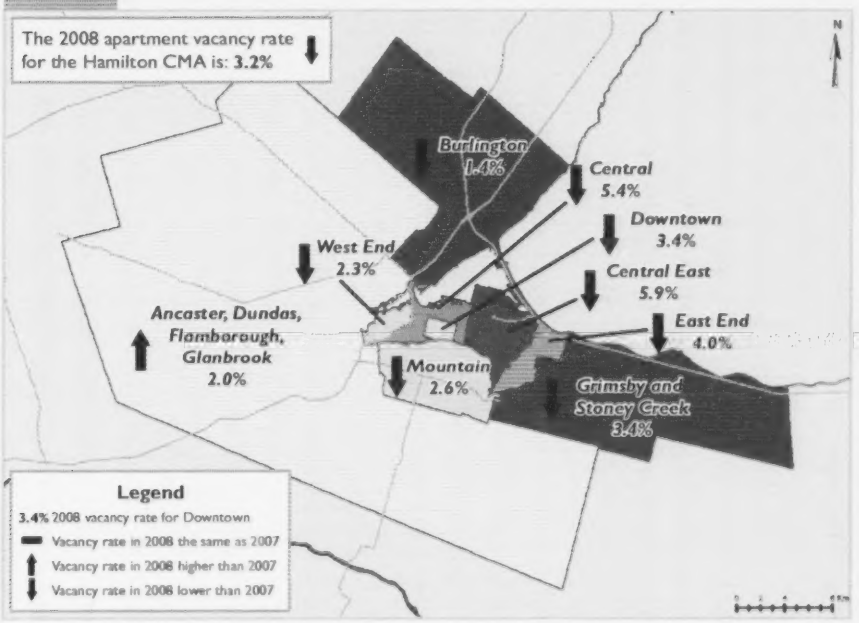
The 2008 apartment vacancy rate for the Hamilton CMA is: 3.2%
N
Burlington 1.4%
Central 5.4%
Downtown 3.4%
West End 2.3%
Central East 5.9%
East End 4.0%
Ancaster, Dundas, Flamborough, Glanbrook 2.0%
Mountain 2.6%
Grimsby and Stoney Creek 3.4%
Legend
3.4% 2008 vacancy rate for Downtown
Vacancy rate in 2008 the same as 2007
Vacancy rate in 2008 higher than 2007
Vacancy rate in 2008 lower than 2007

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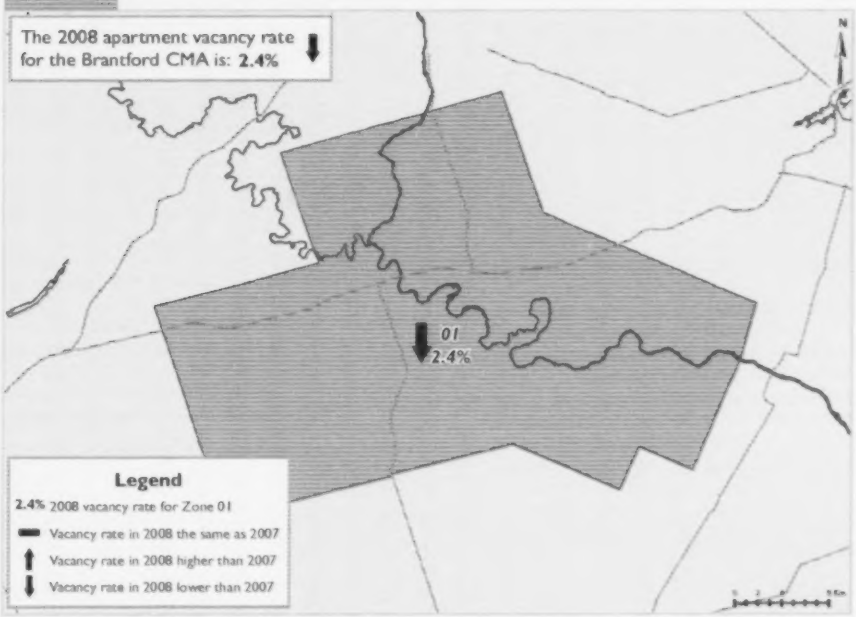
Rental Demand Varied Across Sub-Markets

The average apartment vacancy rate fell to 3.2 per cent this year in the Hamilton CMA but the vacancy rate varied by sub-market. The vacancy rates were higher in the Downtown, East, and Central parts of the former Hamilton City zones as well as Grimsby and Stoney Creek. Conversely, vacancy rates were lower in some of the more expensive markets including Ancaster, Dundas, Flamborough, Glanbrook, and Burlington, providing evidence that the higher quality apartments which are more common in these markets are in higher demand. Burlington's vacancy rate remains the tightest in the Hamilton CMA at 1.4 per cent.

In Brantford, the vacancy edged lower to 2.4 per cent for both apartments and townhouse rentals.

Figure 2


The 2008 apartment vacancy rate for the Brantford CMA is: 2.4%
01
2.4%
Legend
2.4% 2008 vacancy rate for Zone 01
Vacancy rate in 2008 the same as 2007
Vacancy rate in 2008 higher than 2007
Vacancy rate in 2008 lower than 2007

Fewer Full-Time, More Part-Time Jobs

Demand for rental accommodation typically comes from youth households and other households who are not planning to own a home or have not yet saved enough for a down payment. Thus, it is important to take a look at the employment market by specific age groups and types of employment.

Given that there are a number of post-secondary institutions in Hamilton, it is reasonable to expect that some of these young students who rent would also hold a part time job to supplement their living expenses. This year, part-time jobs among youth aged 15 to 24 increased 2.4 per cent. At the same time, the labour force for this age group remained relatively unchanged from a year ago. This indicates that more youth are able to find a part time job and thus afford to be in the rental market. At the same time, full-time employment among this age group dropped four per cent, indicating that some young people may have lost their jobs or some were unable to obtain one this year following their post secondary education studies. Consequently, some of these people delayed entering the first time

Figure 3

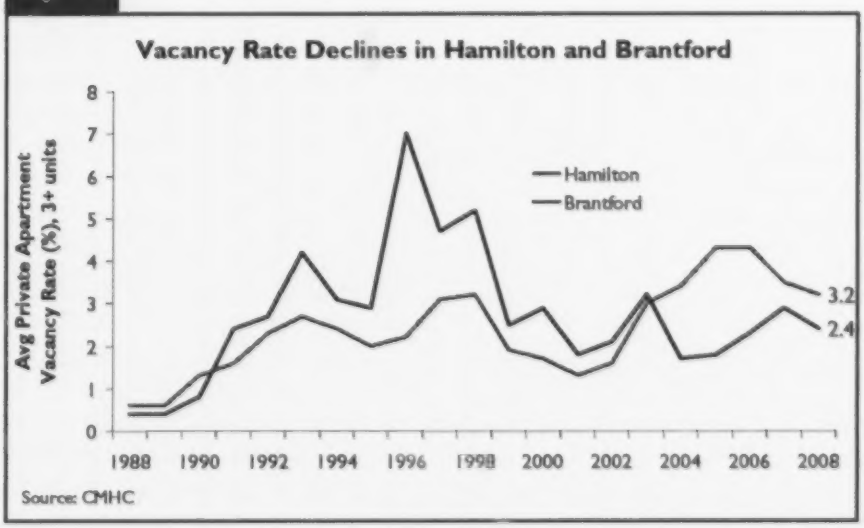
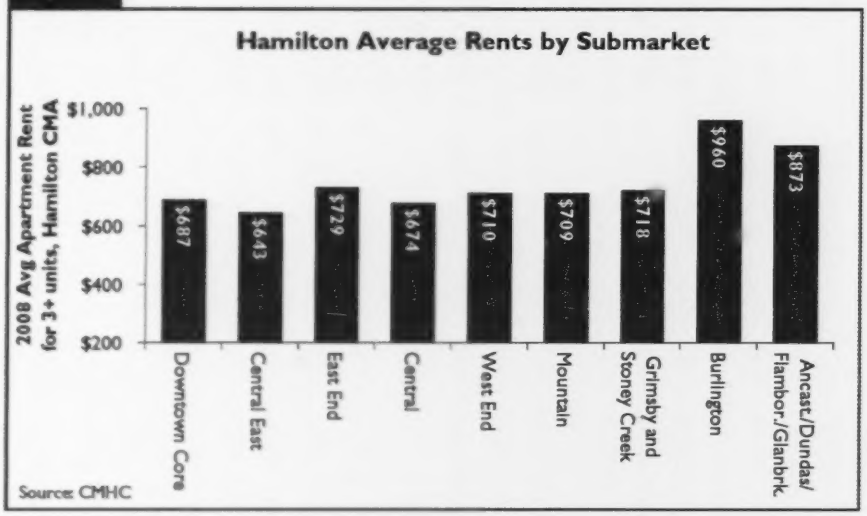


Figure 4



buyer stage and instead chose to stay in the rental market until economic conditions improve.

Part-time employment among 25 to 44 year olds also increased this year, and this may be an indication that some of the younger people in this group may have had difficulty securing full-time employment. Younger and thus less experienced workers tend to be more susceptible to changes in the economy such as those that were experienced this year. Full-time employment for this group rose by less than two per cent, yet part-time employment picked up almost 15 per cent as compared to last year. Workers in this group likely picked up a part-time job in order to supplement their income while looking for a full-time job. Thus, many of these individuals also delayed entering the ownership market and instead chose to continue renting.

In Brantford, employment conditions differed from those in Hamilton. Both part-time and full-time employment among youth aged 15 to 24 fell this year, as well as part-time employment for people aged 25 to 44. Slower employment conditions in this city likely kept these people in the rental market. While full-time employment of people aged 25 to 44 increased by 13 per cent as compared to last year, cooler resale market conditions this year indicate that some of these individuals likely stayed in the rental market and put off their home purchases.

Lower Ownership Demand

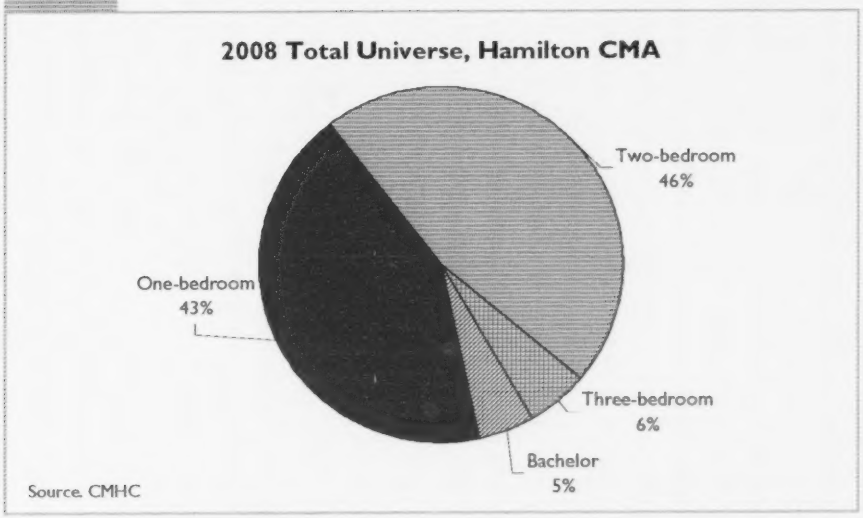
MLS® sales fell this year from the record level set in 2007 in both Hamilton and Brantford. Greater economic uncertainty prompted many would-be first-time home buyers to delay their home purchases and instead remain in the rental market this year. Also, according to CMHC's Renovation and Home Purchase Survey, there were fewer first-time buyers in the market this year. Using the results from the Toronto respondents as a proxy for Hamilton, first-time buyers accounted for 40 per cent of respondents who intend to purchase a home this year, compared with 47 per cent in 2007. In addition, rising home prices last year may have deterred some renters from exiting the rental market where average rent increases are lower than the rate of inflation. This indicates that there were fewer renters looking to buy a home this year as compared to a year ago.

Echo Boomers at Rental Stage

Demographic trends are an important factor of housing demand. The results from the 2006 Census are an indicator of how the population has changed over time and what impact this has on housing demand. For example, larger proportions of a particular age group can determine what type of housing may be demanded and for how long. Currently in Hamilton, there are two specific demographic groups which are having a greater impact on rental demand – young people and the elderly. Historically, these two groups of households tend to have a higher propensity to rent than other adult age groups which have a higher propensity to own.

The echo boomer generation – the children of baby boomers born in the mid-1980's to mid-1990's - have just started to enter the renter stage of the housing demand cycle. Typically, younger households consisting of students or those that have just started their career will tend to rent or stay at home in order to save money before entering into home ownership. This generation of young people is the largest wave of any age group that we have seen since the

Figure 5



baby boomer cohort, and is expected to increase housing demand – for both rental and ownership - in the next five to ten years.

Also, as people age and enter into retirement, some will choose to rent since many retirees will experience some decline in their disposable income. This ageing population will go through changes in household size with families splitting off and inevitably, some households will consist of one surviving spouse who may require only a small rental apartment. In Hamilton, 15 per cent of the population was above the age of 65 in 2006 and this group is expected to have had some influence on the lower vacancy rate this year.

Fewer Condo Completions in Hamilton

Total condominium apartment and townhouse completions between October 2007 and September 2008 (the period between last year's and this year's Rental Market Survey) were just 415 units – 75 per cent of the number of condominium units that were completed during the same period a year ago. Fewer condo completions means that there was less movement out of the rental market into condo ownership. Condominium completions provide a gauge of the movement of households out of the rental market since these less expensive units present renters with the opportunity to make an easier leap into the home ownership market.

Apartment Supply Decreases

Hamilton's private apartment universe decreased this year to 42,390 units as compared to 42,506 units last year. There were 50 per cent fewer new rental units completed this year as compared to last year, which contributed to the lower number of units in the universe this year.

In Brantford, there were no rental completions and the private apartment universe declined again this year to 4,704 units from 4,808 units in 2007. Fewer units in Brantford also added to the competition among existing rental units.

Drop in Townhouse Vacancy Rates

Rental demand for both apartment and townhouse rentals strengthened this year and the increased demand was most pronounced for two and three bedroom townhouse rentals in Hamilton. The vacancy rate for townhouses in Hamilton fell from 4.3 per cent in 2007 to 1.1 per cent this year while the average rent for townhouses increased 3.6 per cent. Average rents for townhouses were generally higher and typically occupied by residents who may have been renting for some time and are preparing for home ownership. Despite higher average rents this year for townhouses, a clear drop in the vacancy rate of townhouse rentals supports the presumption that more would-be first time buyers chose to remain in the rental market where the average monthly rent is still below the average monthly mortgage principal and interest payments. The townhouse vacancy rate was lowest in Burlington at 0.8 per cent.

In Brantford, the townhouse vacancy rate was the same as the apartment vacancy rate at 2.4 per cent. The vacancy rate for two bedroom units edged lower to 1.1 per cent while it

moved higher to 2.9 per cent for three bedroom units. This is likely the result of the stronger increase in growth rate of the average rent for a three bedroom townhouse unit as compared to the average three bedroom apartment unit.

Availability Rate

Another measure of rental market supply is the availability rate. The availability rate is a slightly broader measure of what landlords have available to market to prospective tenants. The availability rate refers to the percentage of apartments that are either vacant or for which the existing tenant has given or received notice to move.

The availability rate for private apartment rentals in both Hamilton and Brantford fell this year to 4.9 per cent and 2.8 per cent, respectively. In Hamilton, the availability rate fell in every sub-market except for Central East, where there was no change at 7.8 per cent – the highest availability rate in all of Hamilton. In accordance with the trend in the vacancy rate, there was less availability of rental supply in some of the more expensive markets of Burlington, Ancaster, Dundas, Flamborough and Glanbrook. Another correlation with the vacancy rate was the increase in the availability of three bedroom rentals this year as compared to last year.

Average Rent Increase Remains Lower Than Inflation Rate

The measure in the growth rate of rents is strictly based on a sample of structures which were common to the survey sample for both the 2007 and 2008 surveys. This measure eliminates the compositional impact of new structures coming on line in the rental market. The methodology section at the end of this report provides more detailed information on this measure.

The average increase in rents for all apartments in Hamilton remained unchanged from a year ago at 1.3 per cent. By unit type, the percentage change of average rent was higher for bachelor, one bedroom and two bedroom units, as compared to last year and lower for three bedroom units at 1.4 per cent. The average rent for an apartment in Hamilton is $763 per month.

In Brantford, the percentage change of average rent from the common sample was 2.7 per cent, higher than the change from the previous year at 2.1 per cent. The average rent for an apartment in Brantford is $728 per month.

Lower Rents and Higher Vacancy Rates in Central and Central East

The average rents for private apartments in the Hamilton CMA also varied across the various zones.

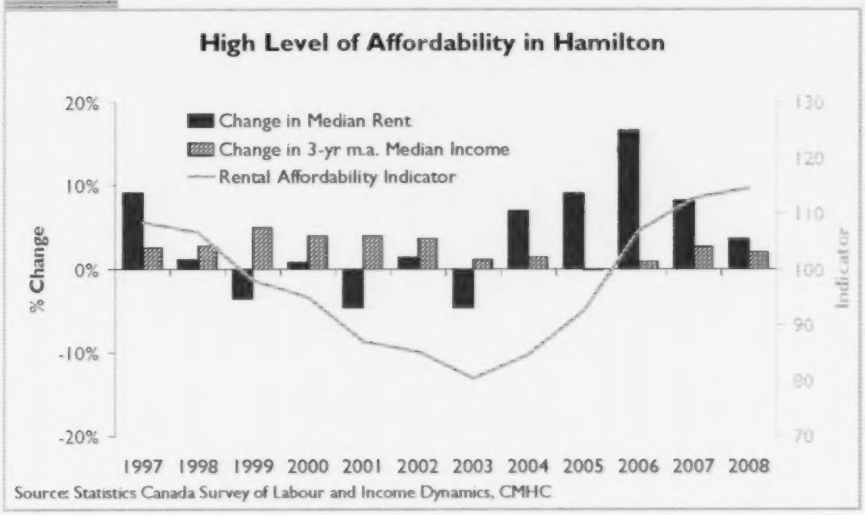
Average rents for private apartments in the Central and Central East areas remain below the average for the Hamilton City zones. Lower rents in these areas as compared to other parts of the Hamilton CMA, combined with higher than average vacancy rates signifies that the rental units in these areas are less desirable than some of the other areas where the vacancy rates are lower yet average rents remain elevated. These areas consist of older rental units which may be less attractive given the choices available in some more recently developed areas of Hamilton.

The West End and Hamilton Mountain benefit from a steady stream of students from the post-secondary institutions in the area and thus average rents for three-bedroom units and larger tend to be higher to account for the shared rental costs. The vacancy rates in these areas are also lower than the average for the Hamilton CMA.

Few rental properties and a low vacancy rate in the zone covering Ancaster, Dundas, Flamborough and Glanbrook suggests that there may be limited choices for renters looking to live in these areas. The higher rents charged in these areas and low availability rate indicates that these are desirable areas to rent.

Burlington is a community that continues to attract many renters and home owners alike because of its prime location with easy access to other parts of the Hamilton CMA as well as the Greater Toronto Area. Many of the rental units in Burlington are newer structures and there is a range of unit types for rent including executive condominium apartments and townhouses with views of the waterfront, to other freehold townhouses and single-detached homes. The average rent increase in Burlington for structures common to both the 2007 and 2008 survey was 2.1 per cent – the highest increase in the Hamilton CMA.

Figure 6



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less then 30 per cent of the median income is required to rent a two-bedroom apartment. Conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

According to the affordability indicator, affordability in Hamilton's rental market increased as compared to last year. The cost of renting a median priced two-bedroom apartment climbed 1.9 per cent in 2008, while the median income of renter households grew at 3.6 per cent. The rental affordability indicator in Hamilton stands at 115, the highest affordability level seen yet in Hamilton over the past 12 years. The increased affordability of renting in Hamilton likely attracted and retained many households in the rental market this year.

The affordability indicator is not available for Brantford due to a lack of required data for that centre.

Rental Market Outlook

Apartment vacancy rates will decrease further in 2009 to 3.0 and 2.2 per cent in Hamilton and Brantford, respectively. The average two-bedroom apartment rent will rise by 1.5 per cent in Hamilton and 2.5 per cent in Brantford.

Rental demand will grow as the echo-boomer generation moves fully into their prime rental years. This cohort is expected to have an impact on rental demand over the next five to six years.

Slower resale market conditions and greater economic uncertainty expected for 2009 in both Hamilton and Brantford means fewer first-time buyers will purchase a home next year and will instead choose to stay in the rental market. Although interested buyers will have more choice in the market in 2009 with listings up, many households will be less inclined to make big ticket purchases. Also, the rental market provides greater financial flexibility for households concerned about their economic stability, especially since rental affordability is currently at its highest level in Hamilton.

National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres[1] decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

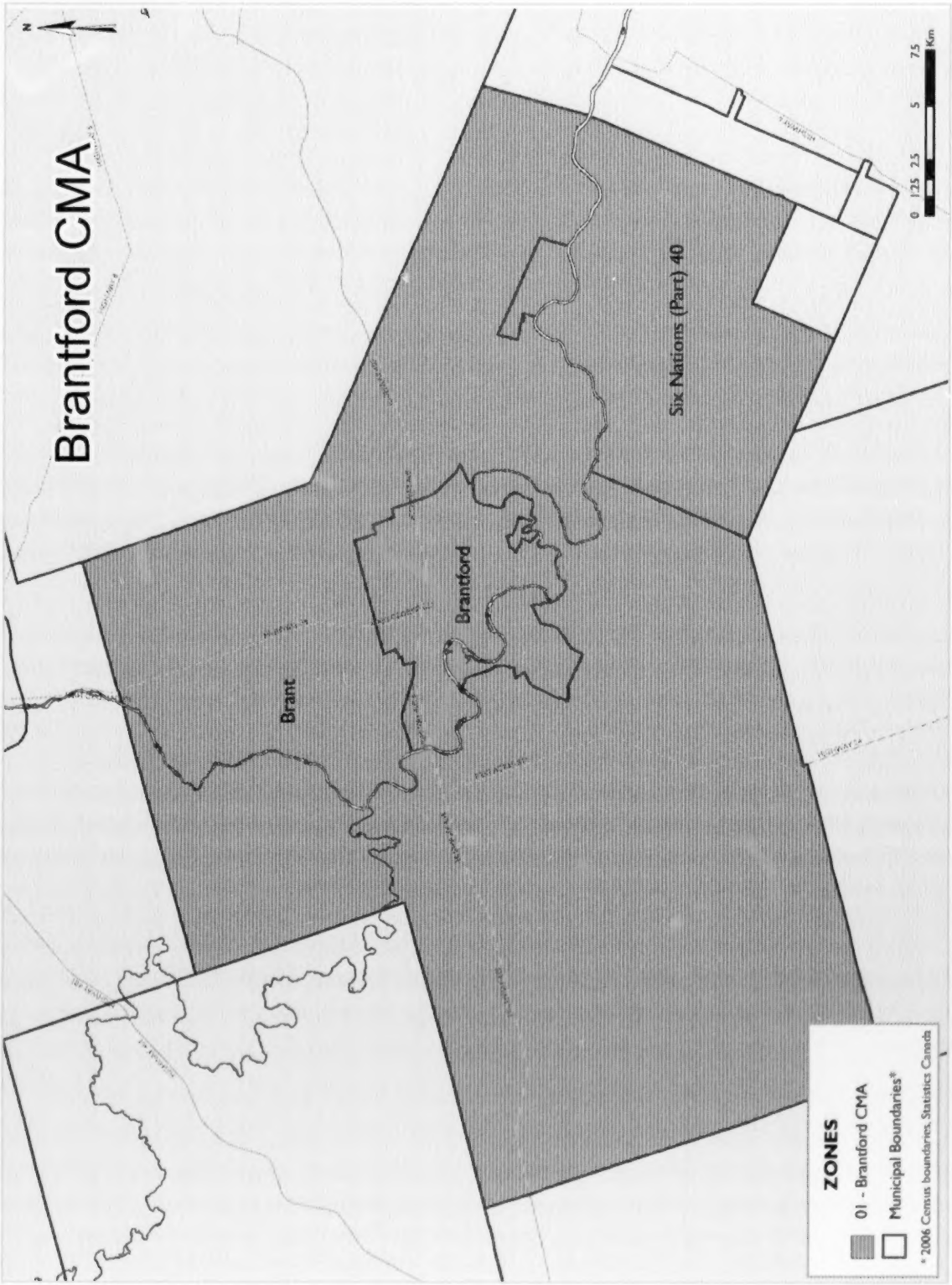
The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Hamilton CMA
Burlington
Hamilton
Grimsby
N
0 1.25 2.5 5 7.5 Km
ZONES
01 - Downtown
02 - Central East
03 - East End
04 - Central
05 - West End
06 - Mountain
07 - Grimsby & Stoney Creek
08 - Burlington
09 - Ancast, Dundas, Flamboro, Glanbrook
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada


Brantford CMA
Brant
Brantford
Six Nations (Part) 40
0 1.25 2.5 5 7.5 Km
ZONES
01 - Brantford CMA
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034-0039 and 0048-0050).
Zone 2	**Central East** (census tracts 0025, 0027-0032, 0052-0060, 0068-0071 and 0073).
Zone 3	**East End** (census tracts 0026.01-0026.06 and 0072.01-0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040-0042, 0047, 0051 and 0061-0067).
Zone 5	**West End** (census tracts 0043-0046).
Zone 6	**Mountain** (census tracts 0001.01-0001.02, 0001.04-0001.09, 0002.01-0002.04, 0003.01-0003.04, 0004.01-0004.02, 0005.01-0005.03, 0006-0016 and 0018-0024).
Zones 1-6	**Hamilton City**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03-0080.05, 0081-0083, 0084.01-0084.05, 0085.01-0085.03, 0086, 0300-0302 and 0303.01-0303.02).
Zone 8	**Burlington** (census tracts 0200-0204, 0205.01-0205.02, 0206, 0207.01-0207.04, 0208-0216, 0217.01-0217.02, 0218-0222, 0223.01-0223.02, 0223.05-0223.0, 0223.09-0223.12 and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100-0101, 0120.01-0120.02, 0121, 0122.01-0122.02, 0123-0124, 0130.02-0130.03, 0131-0133, 0140.02-0140.04, 0141, 0142.01-0142.02, and 0143-0144).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	**Brantford City and Brant City.**
Zone 1	**Brantford CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	4.6 b	5.0 b	3.5 a	3.4 a	3.7 b	3.2 b	1.3 a	1.4 d	3.6 a	3.4 a
Central East	**	**	6.0 c	4.9 c	6.1 c	7.3 b	4.9 d	2.9 c	6.2 b	5.9 b
East End	**	2.5 c	4.5 b	4.1 c	4.4 b	3.9 c	1.9 b	4.2 c	4.3 b	4.0 b
Central	**	11.0 c	5.4 c	6.1 b	**	4.5 a	0.7 a	0.4 a	6.4 c	5.4 a
West End	3.6 a	2.1 a	2.8 a	2.5 a	3.0 a	1.9 a	4.9 a	3.4 a	3.1 a	2.3 a
Mountain	6.5 c	2.3 b	2.7 a	2.6 a	3.0 a	2.5 a	3.2 a	2.8 a	3.0 a	2.6 a
Hamilton City (Zones 1-6)	6.3 b	5.3 b	3.8 a	3.6 a	4.2 a	3.6 a	2.6 a	2.7 a	4.1 a	3.7 a
Grimsby and Stoney Creek	1.5 a	1.5 a	4.2 a	3.4 b	3.6 a	3.8 a	2.7 c	1.3 a	3.7 a	3.4 a
Burlington	0.0 c	1.0 d	1.6 b	1.0 a	1.9 a	1.7 b	1.2 a	**	1.7 a	1.4 a
Ancast./Dundas/Flambor./Glanbrk.	4.8 a	**	2.6 a	2.0 b	1.3 a	1.5 a	1.9 a	4.5 d	1.9 a	2.0 a
Hamilton CMA	**5.8 b**	**4.8 b**	**3.5 a**	**3.2 a**	**3.5 a**	**3.1 a**	**2.2 a**	**2.4 a**	**3.5 a**	**3.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	505 a	510 b	617 a	635 a	786 a	791 a	994 a	968 b	675 a	687 a
Central East	460 a	471 a	581 a	582 a	694 a	712 a	807 a	812 a	632 a	643 a
East End	538 b	537 c	635 a	652 a	753 a	761 a	863 a	871 a	720 a	729 a
Central	478 a	455 a	611 a	608 a	731 a	739 a	883 a	941 a	667 a	674 a
West End	546 a	498 b	655 a	657 a	779 a	781 a	953 a	932 b	723 a	710 a
Mountain	509 a	537 a	632 a	644 a	754 a	759 a	904 a	893 a	699 a	709 a
Hamilton City (Zones 1-6)	497 a	496 a	618 a	628 a	754 a	761 a	900 a	896 a	680 a	688 a
Grimsby and Stoney Creek	563 a	572 b	625 a	647 a	746 a	767 a	846 a	873 a	703 a	718 a
Burlington	704 b	834 a	880 a	890 a	998 a	981 a	1,199 a	1,130 a	975 a	960 a
Ancast./Dundas/Flambor./Glanbrk.	576 a	600 a	740 a	758 b	875 a	937 a	1,109 b	1,069 a	821 a	873 a
Hamilton CMA	**511 a**	**542 a**	**666 a**	**681 a**	**824 a**	**836 a**	**1,005 a**	**986 a**	**750 a**	**763 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	46 b	913	189 a	5,631	120 b	3,729	2 d	153	357 a	10,426
Central East	**	173	83 c	1,690	115 b	1,584	4 c	147	213 b	3,594
East End	2 c	61	69 c	1,681	101 c	2,603	16 c	381	188 b	4,725
Central	26 c	238	76 b	1,245	49 a	1,097	1 a	233	152 a	2,813
West End	2 a	105	31 a	1,258	20 a	1,054	7 a	204	60 a	2,622
Mountain	5 b	225	83 a	3,131	87 a	3,490	13 a	456	187 a	7,302
Hamilton City (Zones 1-6)	91 b	1,716	531 a	14,635	492 a	13,557	43 a	1,573	1,158 a	31,481
Grimsby and Stoney Creek	1 a	70	19 b	540	27 a	723	1 a	79	48 a	1,411
Burlington	3 d	259	24 a	2,422	77 b	4,615	**	643	115 a	7,940
Ancast./Dundas/Flambor./Glanbrk.	**	21	12 b	606	13 a	886	2 d	44	31 a	1,558
Hamilton CMA	**99 b**	**2,066**	**585 a**	**18,204**	**610 a**	**19,781**	**57 a**	**2,340**	**1,351 a**	**42,390**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	6.3 b	6.5 b	6.8 a	5.2 a	7.5 a	5.7 a	3.5 b	**	6.9 a	5.5 a
Central East	**	**	7.3 b	7.1 b	8.0 c	8.7 b	**	5.4 c	7.8 b	7.8 b
East End	13.6 d	2.5 c	6.1 b	6.0 c	6.7 b	5.4 b	3.6 b	5.8 b	6.3 b	5.6 b
Central	13.0 d	14.2 c	7.1 c	7.9 b	9.3 c	6.2 a	2.3 b	2.1 b	8.1 b	7.3 a
West End	5.3 a	4.2 a	6.2 a	4.6 a	5.5 a	4.2 a	6.3 a	4.9 a	5.9 a	4.5 a
Mountain	8.9 c	4.6 c	4.7 a	3.5 a	5.1 a	3.6 a	5.0 a	4.6 a	5.0 a	3.7 a
Hamilton City (Zones 1-6)	8.2 b	7.2 b	6.3 a	5.3 a	6.8 a	5.4 a	4.4 a	4.8 a	6.5 a	5.4 a
Grimsby and Stoney Creek	3.0 b	4.4 b	6.9 a	4.7 a	6.1 a	5.1 a	2.7 c	1.3 a	6.1 a	4.7 a
Burlington	1.0 d	1.0 d	4.2 b	2.3 b	3.1 b	3.4 b	2.4 b	3.1 d	3.4 b	2.9 a
Ancast./Dundas/Flambor./Glanbrk.	4.8 a	**	4.6 a	3.1 b	3.3 a	2.5 a	1.9 a	4.5 d	3.8 a	3.0 a
Hamilton CMA	**7.6 b**	**6.4 b**	**6.0 a**	**4.8 a**	**5.8 a**	**4.8 a**	**3.7 a**	**4.2 b**	**5.8 a**	**4.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Downtown Core	1.6 b	1.6 b	1.2 a	1.7 b	1.5 c	1.5 a	**	**	1.0 d	1.5 b
Central East	**	**	++	1.7 c	++	1.6 b	**	**	0.6 a	1.6 c
East End	**	**	0.9 d	0.9 a	++	++	**	**	++	++
Central	++	**	2.1 c	0.7 b	1.5 a	0.9 a	**	**	2.3 b	0.7 b
West End	2.4 b	**	1.0 a	++	0.9 a	0.4 b	1.5 d	**	1.4 a	++
Mountain	++	**	1.3 a	++	1.6 c	++	**	0.7 b	1.2 d	1.1 d
Hamilton City (Zones 1-6)	2.0 b	2.5 b	1.1 a	1.2 a	1.0 d	1.4 a	1.6 b	1.0 a	1.0 a	1.2 a
Grimsby and Stoney Creek	**	**	++	2.0 a	0.9 d	1.4 a	**	**	1.1 a	1.8 b
Burlington	**	**	1.2 a	2.2 a	1.7 c	2.3 b	1.2 a	2.0 b	1.6 c	2.1 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.1 a	2.8 a	3.8 b	0.7 a	**	**	6.0 a	++
Hamilton CMA	**2.4 c**	**2.5 b**	**1.1 a**	**1.5 a**	**1.2 a**	**1.5 b**	**1.5 a**	**1.4 a**	**1.3 a**	**1.3 a**

[1] The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Hamilton CMA										
Pre 1940	8.3 c	**	5.5 c	7.4 b	4.3 d	6.0 b	0.0 c	0.0 c	5.3 b	6.7 b
1940 - 1959	**	6.7 c	5.2 c	4.0 c	5.6 b	2.8 a	**	**	5.8 b	3.6 b
1960 - 1974	3.2 b	3.6 a	3.1 a	2.5 a	3.3 a	3.0 a	2.7 a	3.0 a	3.1 a	2.8 a
1975 - 1989	**	2.7 c	2.5 a	2.5 a	2.7 a	2.2 a	1.2 a	1.0 a	2.5 a	2.3 a
1990 - 1999	n/s	**	**	**	**	**	n/u	n/u	**	**
2000+	**	**	8.4 b	6.4 a	**	2.0 b	**	**	4.7 d	2.5 a
Total	5.8 b	4.8 b	3.5 a	3.2 a	3.5 a	3.1 a	2.2 a	2.4 a	3.5 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Hamilton CMA										
Pre 1940	457 a	448 a	570 a	584 a	699 a	716 a	840 c	879 b	609 a	627 a
1940 - 1959	492 a	489 a	610 a	602 a	744 a	752 a	922 b	770 c	663 a	669 a
1960 - 1974	549 a	566 a	693 a	716 a	853 a	860 a	1,012 a	1,007 a	784 a	801 a
1975 - 1989	579 b	750 b	689 a	700 a	851 a	895 a	1,024 a	950 a	794 a	798 a
1990 - 1999	n/s	n/s	**	**	**	**	n/u	n/u	**	**
2000+	**	**	644 c	645 c	**	**	**	**	744 d	**
Total	511 a	542 a	666 a	681 a	824 a	836 a	1,005 a	986 a	750 a	763 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Hamilton CMA										
3 to 5 Units	**	**	**	4.4 c	5.9 d	5.7 d	**	1.7 c	5.4 c	5.1 c
6 to 19 Units	**	4.7 d	6.6 c	6.9 c	6.0 c	3.5 c	**	**	6.5 b	5.0 b
20 to 49 Units	6.8 b	6.0 a	3.7 a	3.6 a	3.0 a	3.5 a	**	2.8 c	3.5 a	3.7 a
50 to 99 Units	4.1 a	3.0 a	3.3 a	2.8 a	3.5 a	4.2 a	3.0 a	3.8 b	3.4 a	3.5 a
100 to 199 Units	3.7 b	4.7 b	2.0 a	1.9 a	2.9 a	2.2 a	1.8 a	1.9 a	2.5 a	2.1 a
200+ Units	4.2 b	2.4 b	2.8 a	2.6 b	3.0 a	2.4 b	2.9 a	3.7 b	2.9 a	2.6 a
Total	5.8 b	4.8 b	3.5 a	3.2 a	3.5 a	3.1 a	2.2 a	2.4 a	3.5 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Hamilton CMA										
3 to 5 Units	484 a	444 a	595 a	584 a	760 a	783 a	895 b	989 b	672 a	694 a
6 to 19 Units	476 a	485 a	584 a	582 a	715 a	732 a	881 b	764 c	637 a	651 a
20 to 49 Units	504 a	513 a	623 a	636 a	774 a	781 a	943 a	932 a	681 a	695 a
50 to 99 Units	486 a	498 b	672 a	685 a	807 a	824 a	886 a	923 a	734 a	754 a
100 to 199 Units	591 b	596 a	745 a	740 a	889 a	888 a	1,035 a	1,014 a	842 a	835 a
200+ Units	677 c	931 a	695 b	764 b	924 a	989 b	1,090 a	1,049 a	828 b	862 b
Total	511 a	542 a	666 a	681 a	824 a	836 a	1,005 a	986 a	750 a	763 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	**	**	**	**	4.1 a	4.1 a	3.8 a	3.5 a	2.0 a	2.1 a	2.5 a	2.3 b
Central East	**	**	**	5.4 c	4.1 b	3.0 a	4.2 c	12.0 c	9.1 a	**	n/s	n/s
East End	**	**	**	**	2.2 b	2.3 b	4.9 b	4.8 c	3.5 c	2.7 c	5.0 c	4.4 b
Central	4.6 d	8.2 c	**	8.1 b	9.0 c	8.7 c	4.3 a	3.6 a	5.3 a	0.1 a	n/u	n/u
West End	**	**	4.6 c	4.2 d	1.3 a	2.4 a	3.7 a	1.5 a	1.9 a	1.9 a	**	**
Mountain	3.6 d	0.0 c	5.0 d	1.3 d	2.3 a	3.9 b	3.8 b	1.7 a	2.5 a	2.9 a	**	**
Hamilton City (Zones 1-6)	6.1 c	6.1 c	6.9 b	5.7 b	3.7 a	4.0 a	4.1 a	4.2 a	3.1 a	2.3 a	3.2 b	2.9 a
Grimsby and Stoney Creek	**	4.0 d	4.7 b	2.9 b	4.0 c	3.4 c	2.7 a	3.7 a	**	**	n/u	n/u
Burlington	**	**	4.8 d	**	2.6 b	1.5 a	1.6 a	1.0 a	1.3 a	1.7 b	**	**
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.9 a	3.4 a	2.8 c	2.1 c	1.1 a	1.6 c	**	**	**	**
Hamilton CMA	**5.4 c**	**5.1 c**	**6.5 b**	**5.0 b**	**3.5 a**	**3.7 a**	**3.4 a**	**3.5 a**	**2.5 a**	**2.1 a**	**2.9 a**	**2.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Hamilton CMA										
LT $500	11.0 d	6.0 c	**	**	**	**	n/s	n/s	9.4 c	5.9 c
$500 - $599	7.4 b	9.8 b	5.2 b	6.5 b	**	**	**	**	5.6 b	6.6 b
$600 - $699	2.0 c	3.7 d	7.1 a	6.2 a	9.6 c	7.9 c	**	**	7.8 b	6.7 a
$700 - $799	**	**	2.7 b	1.5 b	6.9 b	6.7 a	0.0 d	**	5.6 a	5.0 a
$800 - $899	**	**	1.5 c	2.0 c	2.8 b	2.3 b	3.6 c	6.5 c	2.7 a	2.6 a
$900+	n/s	**	1.4 a	0.2 a	1.4 a	1.8 b	2.6 b	2.4 b	1.7 a	1.6 b
Total	5.8 b	4.8 b	3.5 a	3.2 a	3.5 a	3.1 a	2.2 a	2.4 a	3.5 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	11.8 d	0.4 b	11.7 d	0.5 b
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	1.1 a	0.0 c	2.5 b	2.1 c	2.1 a	1.5 b
Hamilton City (Zones 1-6)	n/s	n/s	**	**	**	0.4 b	7.6 b	1.3 a	6.6 b	1.0 a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	n/s	**	**	**	3.0 d	0.3 b	2.0 c	1.1 a	2.3 b	0.8 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	4.0 a	6.0 a
Hamilton CMA	**	**	**	**	**3.2 d**	**0.5 b**	**4.7 b**	**1.3 a**	**4.3 b**	**1.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	959 b	944 a	959 b	927 a
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	817 a	851 a	914 a	943 a	881 a	914 a
Hamilton City (Zones 1-6)	n/s	n/s	**	**	834 a	868 a	942 a	944 a	918 a	919 a
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	n/s	**	**	**	1,045 b	1,107 a	1,034 a	1,203 a	1,024 a	1,162 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	925 a	**
Hamilton CMA	**	**	**687 b**	**683 c**	**966 b**	**1,006 a**	**982 a**	**1,065 a**	**969 a**	**1,039 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	1 b	410	3 b	574
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	0 c	171	10 c	474	10 b	645
Hamilton City (Zones 1-6)	n/s	n/s	**	**	1 b	341	11 a	884	13 a	1,230
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	1 b	471	10 a	894	11 a	1,382
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	3 a	50
Hamilton CMA	**	**	**	29	4 b	822	25 a	1,936	31 a	2,798

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	n/s	n/s	n/u	n/u	**	**	11.8 d	**	12.3 d	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	2.9 a	1.9 c	5.2 b	4.4 c	4.5 b	3.8 b
Hamilton City (Zones 1-6)	n/s	n/s	**	**	5.6 d	**	8.8 b	**	8.2 b	5.1 d
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	n/s	**	**	**	3.7 d	3.6 c	3.5 d	2.2 c	3.4 c	2.8 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	10.0 a	6.0 a
Hamilton CMA	**	**	**	**	4.6 d	3.0 c	6.1 b	4.3 c	5.6 b	4.0 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Downtown Core	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central East	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
East End	**	**	n/u	n/u	**	**	**	**	**	**
Central	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mountain	n/u	n/u	n/u	n/u	-1.9 a	**	++	1.6 a	++	2.1 a
Hamilton City (Zones 1-6)	**	**	**	**	++	**	++	1.6 b	++	2.2 b
Grimsby and Stoney Creek	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burlington	**	**	**	**	**	**	++	**	2.7 c	4.8 d
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	**	**	3.3 a	**
Hamilton CMA	**	**	**	**	**	1.9 c	**	4.0 d	2.9 c	3.6 d

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	4.6 b	5.0 b	3.5 a	3.4 a	3.7 b	3.2 b	1.3 a	1.4 d	3.6 a	3.4 a
Central East	**	**	6.0 c	4.9 c	6.2 c	7.3 b	4.9 d	2.9 c	6.2 b	5.9 b
East End	**	2.5 c	4.5 b	4.1 c	4.5 b	3.7 c	7.6 b	2.2 c	5.1 a	3.6 b
Central	**	11.0 c	5.4 c	6.1 b	**	4.5 a	0.7 a	0.4 a	6.3 c	5.4 a
West End	3.6 a	2.1 a	2.8 a	2.5 a	3.0 a	1.9 a	4.9 a	3.4 a	3.1 a	2.3 a
Mountain	6.5 c	2.3 b	2.7 a	2.6 a	2.9 a	2.4 a	2.9 a	2.4 a	2.9 a	2.5 a
Hamilton City (Zones 1-6)	6.3 b	5.3 b	3.8 a	3.6 a	4.2 a	3.6 a	4.4 a	2.2 a	4.2 a	3.6 a
Grimsby and Stoney Creek	1.5 a	1.5 a	4.2 a	3.4 b	3.6 a	3.9 a	2.9 a	1.9 a	3.6 a	3.3 a
Burlington	0.0 d	1.0 d	1.6 b	1.0 a	2.0 a	1.6 b	1.6 b	1.3 a	1.8 a	1.4 a
Ancast./Dundas/Flambor./Glanbrk.	3.3 a	18.9 d	2.6 a	1.9 b	1.5 a	1.5 a	1.3 a	4.3 c	1.9 a	2.1 a
Hamilton CMA	**5.7 b**	**4.9 b**	**3.5 a**	**3.2 a**	**3.5 a**	**3.0 a**	**3.3 a**	**1.9 a**	**3.6 a**	**3.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	505 a	510 b	617 a	635 a	786 a	791 a	994 a	968 b	675 a	687 a
Central East	460 a	471 a	581 a	582 a	694 a	713 a	807 a	812 a	632 a	643 a
East End	538 b	537 c	635 a	652 a	759 a	778 a	926 a	916 a	767 a	771 a
Central	478 a	455 a	610 a	608 a	731 a	739 a	883 a	941 a	667 a	674 a
West End	546 a	498 b	655 a	657 a	779 a	781 a	953 a	932 b	723 a	710 a
Mountain	509 a	537 a	632 a	644 a	760 a	766 a	911 a	925 a	720 a	734 a
Hamilton City (Zones 1-6)	497 a	496 a	618 a	628 a	756 a	765 a	917 a	917 a	692 a	700 a
Grimsby and Stoney Creek	563 a	572 b	625 a	647 a	746 a	768 a	886 a	907 a	731 a	747 a
Burlington	704 b	833 a	877 a	889 a	1,002 a	993 a	1,113 a	1,171 a	983 a	989 a
Ancast./Dundas/Flambor./Glanbrk.	557 a	562 b	736 a	755 a	874 a	937 a	1,161 b	1,140 a	826 a	876 a
Hamilton CMA	**511 a**	**542 a**	**666 a**	**681 a**	**830 a**	**846 a**	**994 a**	**1,025 a**	**767 a**	**784 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown Core	46 b	913	189 a	5,631	120 b	3,729	2 d	153	357 a	10,426
Central East	**	173	83 c	1,690	115 b	1,588	4 c	147	213 b	3,598
East End	2 c	61	69 c	1,681	102 c	2,767	17 c	791	191 b	5,299
Central	26 c	238	76 b	1,251	49 a	1,099	1 a	233	152 a	2,821
West End	2 a	105	31 a	1,258	20 a	1,054	7 a	204	60 a	2,622
Mountain	5 b	225	83 a	3,131	87 a	3,661	23 a	930	197 a	7,946
Hamilton City (Zones 1-6)	91 b	1,716	531 a	14,641	494 a	13,897	54 a	2,457	1,170 a	32,711
Grimsby and Stoney Creek	1 a	70	19 b	540	28 a	727	4 a	211	52 a	1,547
Burlington	3 d	261	24 a	2,437	79 b	5,087	21 a	1,538	126 a	9,321
Ancast./Dundas/Flambor./Glanbrk.	6 d	30	12 b	615	13 a	892	3 c	70	34 a	1,608
Hamilton CMA	**101 b**	**2,076**	**585 a**	**18,233**	**614 a**	**20,603**	**82 a**	**4,276**	**1,382 a**	**45,188**

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Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Downtown Core	6.3 b	6.5 b	6.8 a	5.2 a	7.5 a	5.7 a	3.5 b	**	6.9 a	5.5 a
Central East	**	**	7.3 b	7.1 b	8.1 c	8.7 b	**	5.4 c	7.8 b	7.8 b
East End	13.6 d	2.5 c	6.1 b	6.0 c	6.9 b	5.2 c	8.3 b	**	6.9 a	5.7 b
Central	13.0 d	14.2 c	7.1 c	8.0 b	9.3 c	6.1 a	2.3 b	2.1 b	8.1 b	7.3 a
West End	5.3 a	4.2 a	6.2 a	4.6 a	5.5 a	4.2 a	6.3 a	4.9 a	5.9 a	4.5 a
Mountain	8.9 c	4.6 c	4.7 a	3.5 a	5.0 a	3.5 a	5.1 a	4.5 b	5.0 a	3.7 a
Hamilton City (Zones 1-6)	8.2 b	7.2 b	6.3 a	5.3 a	6.8 a	5.3 a	6.0 a	5.4 b	6.6 a	5.4 a
Grimsby and Stoney Creek	3.0 b	4.4 b	6.9 a	4.7 a	6.0 a	5.2 a	2.9 a	3.3 b	5.8 a	4.7 a
Burlington	**	1.0 d	4.1 b	2.3 b	3.2 b	3.4 b	3.0 c	2.6 b	3.4 a	2.9 a
Ancast./Dundas/Flambor./Glanbrk.	3.3 a	18.9 d	4.6 a	3.0 b	3.5 a	2.4 a	5.0 a	4.3 c	4.0 a	3.0 b
Hamilton CMA	**7.6 b**	**6.5 b**	**5.9 a**	**4.8 a**	**5.7 a**	**4.7 a**	**4.8 a**	**4.2 b**	**5.8 a**	**4.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Downtown Core	1.6 b	1.6 b	1.2 a	1.7 b	1.5 c	1.5 a	**	**	1.0 d	1.5 b
Central East	**	**	++	1.7 c	++	1.7 b	**	**	0.6 a	1.6 c
East End	**	**	0.9 d	0.9 a	++	++	**	**	++	++
Central	++	**	2.1 c	0.7 b	1.5 a	0.9 a	**	**	2.3 b	0.7 b
West End	2.4 b	**	1.0 a	++	0.9 a	0.4 b	1.5 d	**	1.4 a	++
Mountain	++	**	1.3 a	++	1.5 c	++	1.8 c	0.9 a	1.1 d	1.2 a
Hamilton City (Zones 1-6)	2.0 b	2.5 b	1.1 a	1.2 a	1.1 a	1.4 a	1.8 b	1.1 a	1.1 a	1.2 a
Grimsby and Stoney Creek	**	**	++	2.0 a	1.5 a	1.5 a	**	**	1.1 a	1.8 b
Burlington	**	**	1.2 a	2.3 a	1.8 c	2.1 b	1.2 a	2.8 b	1.7 c	2.5 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.1 a	2.9 a	3.8 b	0.7 a	**	**	5.9 a	++
Hamilton CMA	**2.4 c**	**2.5 b**	**1.1 a**	**1.5 a**	**1.3 a**	**1.5 b**	**1.6 b**	**1.7 a**	**1.4 a**	**1.4 a**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	1.3 a	**	2.8 a	2.4 b	2.8 b	2.4 b	4.0 d	1.6 c	2.9 b	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	544 a	557 a	676 a	674 a	749 a	752 a	809 a	813 a	726 a	728 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	**	105	35 b	1,475	63 b	2,616	8 c	508	113 a	4,704

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	2.2 b	**	4.9 b	3.0 b	4.2 b	2.7 b	**	2.1 c	4.6 b	2.8 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Brantford CMA	2.9 c	**	2.5 b	3.3 c	2.0 c	2.7 b	1.8 b	++	2.1 b	2.7 b

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA										
Pre 1940	**	**	**	4.6 d	**	**	**	**	**	5.5 d
1940 - 1959	0.0 a	**	0.0 c	4.2 d	0.0 d	**	**	**	0.0 d	3.1 d
1960 - 1974	2.2 c	**	3.9 c	1.9 c	3.9 c	2.6 c	**	**	3.7 c	2.6 c
1975 - 1989	**	**	2.1 a	2.0 b	2.2 b	1.8 b	**	0.5 b	2.6 b	1.8 b
1990 - 1999	n/u	n/u	**	**	**	**	**	n/s	0.0 d	**
2000+	n/u	n/u	**	**	n/s	n/u	n/u	n/u	**	**
Total	1.3 a	**	2.8 a	2.4 b	2.8 b	2.4 b	4.0 d	1.6 c	2.9 b	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA										
Pre 1940	**	**	571 a	561 a	669 a	723 a	**	**	646 b	661 b
1940 - 1959	**	**	568 a	582 a	634 a	659 a	**	**	630 b	652 a
1960 - 1974	507 a	554 b	597 a	654 a	693 a	717 a	821 b	822 b	667 a	703 a
1975 - 1989	642 b	583 a	745 a	718 a	809 a	801 a	814 a	812 a	786 a	770 a
1990 - 1999	n/u	n/u	**	**	779 a	**	**	n/s	729 b	**
2000+	n/u	n/u	**	n/s	n/s	n/u	n/u	n/u	**	n/s
Total	544 a	557 a	676 a	674 a	749 a	752 a	809 a	813 a	726 a	728 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA										
3 to 5 Units	n/s	**	0.0 d	**	3.2 d	2.7 c	**	**	3.2 d	2.6 c
6 to 19 Units	0.0 a	**	6.8 b	6.8 c	5.6 b	3.6 d	**	**	5.4 b	4.5 c
20 to 49 Units	2.8 c	**	**	1.3 a	0.9 d	1.5 c	**	**	1.6 c	1.8 c
50 to 99 Units	**	**	2.7 a	2.4 b	3.4 c	3.1 c	**	2.3 b	3.4 c	2.8 b
100+ Units	**	**	0.8 a	**	1.1 a	**	**	**	0.8 a	**
Total	1.3 a	**	2.8 a	2.4 b	2.8 b	2.4 b	4.0 d	1.6 c	2.9 b	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA										
3 to 5 Units	n/s	**	583 b	599 c	673 a	684 a	748 a	729 a	685 a	689 a
6 to 19 Units	505 a	525 a	568 a	566 a	664 a	683 a	744 a	810 a	630 a	642 a
20 to 49 Units	507 a	552 c	590 b	626 a	775 a	723 a	**	**	700 a	672 a
50 to 99 Units	514 a	580 a	715 a	719 a	789 a	812 a	842 a	859 a	764 a	781 a
100+ Units	**	**	**	706 a	**	806 a	**	**	779 a	769 a
Total	544 a	557 a	676 a	674 a	749 a	752 a	809 a	813 a	726 a	728 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	3.2 d	2.6 c	5.4 b	4.5 c	1.6 c	1.8 c	3.4 c	2.8 b	0.8 a	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA										
LT $500	5.4 d	**	**	**	**	**	n/s	n/s	3.1 d	0.0 d
$500 - $599	0.0 c	**	4.7 d	5.9 d	0.6 b	0.0 d	**	**	2.8 c	3.5 d
$600 - $699	**	5.7 d	2.7 a	1.7 c	5.6 d	4.0 d	0.0 d	0.0 d	3.8 c	2.8 b
$700 - $799	n/s	**	2.5 b	1.7 b	3.8 d	3.0 d	**	**	3.9 c	2.7 c
$800 - $899	**	n/s	**	**	0.2 b	1.6 c	**	**	1.4 a	2.2 b
$900+	n/s	n/s	**	**	**	**	**	1.8 c	**	3.5 d
Total	1.3 a	**	2.8 a	2.4 b	2.8 b	2.4 b	4.0 d	1.6 c	2.9 b	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	n/u	n/u	n/u	n/u	1.6 b	1.1 a	2.8 a	2.9 a	2.5 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	n/u	n/u	n/u	n/u	837 a	850 a	914 a	939 a	894 a	915 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	n/u	n/u	n/u	n/u	2 a	192	15 a	515	17 a	707

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	n/u	n/u	n/u	n/u	4.3 c	3.8 c	5.0 a	3.7 b	4.9 a	3.7 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Brantford CMA	n/u	n/u	n/u	n/u	1.8 a	1.9 b	3.8 a	2.6 a	3.2 a	2.2 a

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	1.3 a	**	2.8 a	2.4 b	2.8 b	2.3 b	3.4 c	2.2 b	2.9 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	544 a	557 a	676 a	674 a	755 a	759 a	863 a	880 a	748 a	753 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brantford CMA	**	105	35 b	1,475	65 b	2,808	23 b	1,024	130 a	5,411

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Brantford CMA	2.2 b	**	4.9 b	3.0 b	4.2 b	2.8 b	5.6 b	2.9 a	4.6 b	2.9 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Brantford CMA	2.9 c	**	2.5 b	3.3 c	2.0 c	2.5 b	2.4 a	1.2 d	2.3 a	2.6 a

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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